

SEP 30 1983

BOOK 1212 PAGE 802

EXHIBIT 3

## DEED

THIS DEED made this 1<sup>st</sup> day of July, 1983, by RODNEY M. SEWELL, heir at law of John N. Sewell, late of Frederick County, Maryland.

WITNESSETH: That for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations, I, the said RODNEY M. SEWELL, Heir at Law of John N. Sewell, does hereby grant and convey all my right, title and interest in all the following described real property to JOHN N. SEWELL III, in fee simple:

All that lot or parcel of ground situate, lying and being on Bentz Street in Frederick City, Frederick County, Maryland, known as No. 33 thereon, and fronting on said Bentz Street.

AND BEING the same parcel of land that was conveyed to George M. Sewell and Hanna D. Sewell, his wife, for and during the term of their natural lives, and upon their death to John N. Sewell as is more fully described in a deed from Mary E. Bell dated the 16th day of November 1936 and recorded at Liber 404, folio 442 of the Land Records of Frederick County. All of the said grantees in said deed, George M. Sewell and Hanna D. Sewell, his wife, and John N. Sewell have departed this life.

To have and to hold the above described real estate unto JOHN N. SEWELL III, his heirs and assigns in fee simple forever.

TOGETHER with all the improvements thereon and all the rights, roads, ways, privileges and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, I hereby set my hand and seal on the date first above written.

WITNESS:

Rodney M. Sewell (SEAL)  
RODNEY M. SEWELL

STATE OF CALIFORNIA, COUNTY OF San Francisco, TO WIT:

I hereby certify that on this 1<sup>st</sup> day of July, 1983, before me, the subscriber, a Notary Public for the State and County aforesaid, personally appeared Rodney M. Sewell, heir at law of John N. Sewell, and made oath in due form of law that he executed this deed for the purposes stated therein.

Janice M. Litcher  
Notary Public

## AFFIDAVIT OF CONSIDERATION

I hereby certify that this is a transfer of property without consideration.

OFFICIAL SEAL  
JANICE M. LITCHER  
NOTARY PUBLIC - CALIFORNIA  
SAN FRANCISCO COUNTY  
My comm. expires MAY 21, 1986

FREDERICK CITY, MARYLAND  
O TAX-WATER/SEWER PAYMENT REQUIRED  
BETTY E. RICE, DIRECTOR OF FINANCE  
DATE 9-20-83 PER St

HERBERT D. MORRISON

Dated: 9/15/83

NO TAX PAYMENT REQUIRED  
County Treasurer of  
Frederick County Maryland  
FOR Maria Litcher  
DATE 9-19-83 ML

PROPERTY TRANSFERRED  
SUPERVISOR OF ASSESSMENTS

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Filed October 20, 1986